



**BOARD OF ADJUSTMENT
WEDNESDAY, January 28, 2015
City Hall
Mayor and Council Chambers
225 W. Alameda**

LEGAL ACTION REPORT

Call to Order: 1:30 p.m.

**C10-15-01 CANNIZZARO RESIDENCE GARAGE / CRAIG & LORY CANNIZZARO /
2025 SOUTH DARLING AVENUE, R-1**

The applicant's property is an approximately 8,772 square foot lot zoned R-1 "Residential" and is located near the northeast corner of Darling Avenue and Deer Trail. The property is developed with a single-family residence. The applicant proposes to construct an attached single car garage, a carport/shade structure, and expand the existing storage room. The proposed construction triggers compliance with Tucson *Unified Development Code (UDC)* sections applicable to the new construction. *UDC* Sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone and Sections 6.3.4, 6.4.5 and Table 6.3-2.A which provide the development standards applicable to all principal and accessory structures. The applicant is requesting the following variances: **1)** Reduce the front street perimeter yard setback for the proposed garage from 20' to 15', as measured from the front street lot line; **2)** Reduce the driveway length from 18' to 15', as measured from the front street lot line; and **3)** Reduce the side perimeter yard setback for the proposed garage, carport/shade structure, and storage room expansion from 6'-4" to 3', as measured from the south lot line, all as shown on the submitted plans.

**DECISION: VARIANCES 1, 2, and 3 GRANTED SUBJECT TO THE FOLLOWING
CONDITIONS:**

- A. No parking in the area between the single car garage and the front lot line.**
- B. Site visibility in the area between the single car garage and sidewalk is to be unobstructed.**
- C. Obtain the required building permit.**

Meeting Adjourned at 1:47p.m.